

**Privatization of Military Family Housing
Ft. Carson CO
RFP NO. DACA45-98-R-0024
Questions & Answers Set #1**

NOTE: Offerors are cautioned that the questions and answers provided below DO NOT amend the RFP and should not be relied upon in preparing proposals. These questions and answers were received between 18 September 1998 and 6 November 1998 and are provided for informational purposes only.

1. Cost of Utilities - Attachment 2, item (i) on page 2-16 states that utility cost payment is not required (we understand this is a desired option that will be rated higher per the Reinvestment Plan instructions). The Attachment 4 Land Lease, article 33. "Cost of Utilities" states that the Contractor/Lessee shall pay the cost of supplying utilities. This appears to be a conflict.

ANSWER: This is a Government standard lease provision covering the cost of utilities. In the event that a contract would be made in which utilities are furnished at no cost to the contractor, the words, "Except as may be otherwise provided in the Contract", beginning on line 6 of Condition 33 (Cost of Utilities) will provide for the anomaly or any other deviation therefrom.

2. There is an outline sequence problem on page 2-15, which begins with section "f." - on the preceding page "(f), (g) and (h)" are already used. Is there missing text between pages 2-14 and 2-15 of Attachment 2?

ANSWER: Paragraph "f." on page 2-15 begins a new paragraph 5f. The paragraphs (f), (g) and (h) on page 2-14 are part of the previous paragraph 5e(3). There is no missing text.

3. The last paragraph of the Volume V - Utilization of Small Business Concerns instructions on page 1-19 states that a subcontracting plan need not be submitted with our proposal. Would our proposal receive higher scoring if a complete Subcontracting Plan is submitted?

ANSWER: See Amendment 0002. A Subcontracting Plan is required to be submitted with initial proposals from all Offerors.

4. Additional housing units (840) must be completed within four years of "date of contract award" (reference 4.b. on page 2-3) and renovation of 1740 existing housing units must be completed "within five years of the Contract" (reference 5.e.1 on page 2-5). Do the four and five year time durations begin upon contract award or upon notice to proceed which may be up to 120 days later (reference 1.c on page 2-1)?

ANSWER: See Amendment 0002. The four and five year time durations will begin on the date of Notice to Proceed (NTP).

5. How does the "Performance Deposit" (reference page 83 of RFP) grow from \$500,000? Is there a required or suggested amount added out of cash flow or is it strictly from earnings?

ANSWER: Strictly from earnings as long as money is not used from the account in

accordance with the description of the account on page 1-12 of Attachment 1 and on pages 2-24 and 2-25 of Attachment 2.

6. In the “Evaluation” section (reference page 83 of RFP), there is a comment to the effect that Volumes I, II, III, and V will be rated using an adjectival methodology with a narrative assessment and a proposal risk rating. What is an “adjectival methodology” or is it defined in the FARs?

ANSWER: An “adjectival methodology” of rating is the use of adjectives (i.e., excellent, good, satisfactory, marginal, or unsatisfactory) in lieu of numbers or colors. Please see Amendment 0002, Attachment 1, for explanation of the meaning of each of these words.

7. A 3% owner equity deposit is required upon NTP (reference paragraph (3) on page 2-23). Are there any requirements for disclosing the source or form of the equity contribution?

ANSWER: Please note that in the paragraph referenced, the first sentence states, “3% of the total project costs **from its own capital.**” Please see Amendment 0002, Attachment 1, Paragraph 8.b.(2), Sources and Uses of Equity (amount and timing). Disclosure of the source and form of equity contribution will be accomplished through completion of Attachment 1, Exhibit C, Statement of Development Sources and Uses of Funds Proforma and Development of Budget Proforma, required by Amendment 0002, Attachment 1, Paragraph 8.b.(1).

8. The listing of housing types by area presented in paragraph (3)(b), page 2-8 for area G total 26 units for senior officers. The breakdown on the exhibit provided on page 2-13 indicates 46 units should be constructed in area G for E9, W4, W5, O4, O5 and O6 ranks. Please clarify.

ANSWER: See Amendment 0002. The housing units identified for E9 under Area G should be in Area C2/I/L. The information has been corrected in Amendment 2.

9. It will take a period of time after Notice to Proceed before any newly constructed units will be ready for occupancy and, until such additional units are on line, the number of available units is frozen at 1823. For those existing units which become vacant prior to the completion of additional units, to what level must that vacant unit be brought in order to be re-rented? Is it possible to do a rehab on that unit rather than just making it ready to be re-rented? (The problem with doing the rehab would be that technically the number of available units would fall below 1823.)

ANSWER: As stated in the RFP, Attachment 2, paragraph 5.a., “The new construction and renovations must be phased so that at no given time does the total available habitable housing units drop below 1,823 housing units.”

10. For existing apartment or townhouse buildings, what latitude does the Contractor have in moving residents out of the building and into newly constructed or rehabbed units?

ANSWER: As stated in the RFP, Attachment 2, paragraph 5.a., “The Contractor is not permitted to evict tenants to accomplish renovations.” The Government discourages unnecessary and multiple moves of current family housing occupants.

11. What process is envisioned regarding Army approval/acceptance of newly constructed or rehabbed units prior to the units being occupied?

ANSWER: See the RFP, Attachment 2, paragraph 6.a., for regulatory controls, and paragraph 6.n. for construction and renovation inspections.

12. At the Pre-Proposal Conference in Colorado Springs, CO, the literature that was distributed said that the maximum term on the debt in the transaction was 30 years. I saw no mention of this in the actual RFP. Which source should we believe?

ANSWER: Yes, the maximum term on the mortgage is 30 years. The mortgage must be a self-amortizing, level payment mortgage. This information will be corrected in a subsequent amendment to the solicitation.

13. Ref. RFP Page 1-5, Instruction to Offerors: The RFP delineates the design documents required for the proposal, however, no reference is made to final document requirements, and final document submittal requirements and sequence. Please clarify.

ANSWER: Please see Attachment 2 of the RFP, paragraph 6.m. for final document requirements.

14. Ref. RFP Page 1-6, Paragraph 9.a.(1)(d) – Design Analysis: Are we required to submit engineering calculations for the structural, mechanical, etc., as part of the preliminary design calculations mentioned in the referenced paragraph?

ANSWER: Yes.

15. Ref. RFP Page 2-19, Paragraph 6.g. – As-Built Drawings: This paragraph requires CADD As-Built drawings to be in Intergraph Microstation format (DGN files). Would the Government accept As-Built CADD files in AutoCAD R14 format (DWG files)? Also, can these files be saved to CD-ROM?

ANSWER: The Government will not accept As-Built drawings in AutoCAD R14 format (DWG files). The Government requires As-Built drawings to be in Intergraph Microstation format (DGN files). It is encouraged that these files be saved to a CD-ROM.

16. Ref. RFP Page 2-34, Paragraph 8.3.1(b)(i)(A): The RFP states “Final verification of adequacy of selected connection points shall be the responsibility of the contractor during the final development stage”. If the contractor later finds the power capacity is not adequate, who is financially responsible for the required changes?

ANSWER: The contractor will be responsible to verify the adequacy of selected connection points during the final development stage as stated in the referenced paragraph. Financial responsibility will therefore be the Contractor’s responsibility.

17. Ref. Page 2-34, Paragraph 8.e.1(b)(i)(B): The RFP states “Government-owned utilities at Fort Carson are under the jurisdiction of the Directorate of Public Works (DPW). Requirements for design and construction of new utility system infrastructure and services connected to Government-owned utilities shall be as dictated by the DPW and as defined herein.” What are the requirements of DPW for the items listed below?

1. Aluminum or copper primary conductors? **ANSWER:** Overhead – Aluminum; Underground – Copper.

2. Concrete encasement of primary conductors? **ANSWER:** Sometimes; concrete

encase under roads with high traffic or tactical vehicles.

3. Aluminum or copper secondary conductors? **ANSWER:** Copper.

4. Concrete encasement of secondary conductors? **ANSWER:** No.

5. Spare conduits required? **ANSWER:** Need more specifics on question. Please clarify.

6. Manholes required or can padmounted loadbreak sectionalizers be used instead?

ANSWER: Either one is acceptable.

7. Loop, loop/radial, or radial primary systems? **ANSWER:** Loop/radial.

8. Fault detectors required? **ANSWER:** Not required.

9. Special transformer requirements; e.g., loop switching, efficiency, losses?

ANSWER: No special requirements.

10. System SCADA requirements? **ANSWER:** None.

11. Are systems for wire allowing phase to neutral transformer connections? **ANSWER:** Need more specifics on question. Please clarify.

12. What fault currents should be used for the proposal? **ANSWER:** Load and fault current studies can be made available. Data for Substation #1 circuits is fairly recent. Data for Substation #2 is out of date (1983).

13. Do overhead point-of-connections required ganged switching? Fused? Cutouts?

ANSWER: Fused cutouts and lightning arrestors.

14. Are padmounted air switches acceptable in lieu of SF6, Vacuum, etc.? **ANSWER:** Yes.

15. Are loadbreak elbows required on switches and splice points? **ANSWER:** Yes.

16. Is there a maximum length allowed on primary cable pull points? **ANSWER:** 400' – 500'.

17. Can utility systems be routed in back of buildings as opposed to sidewalk areas?

ANSWER: Yes.

18. Are direct buried fiberglass poles acceptable for street and area lighting? **ANSWER:** No.

19. Are special light fixtures, such as a particular style, required? **ANSWER:** No, match existing in area. Metal halide lamps are preferred for parking lot lighting.

20. Are ufer (rebar) grounds acceptable for residential buildings? **ANSWER:** Yes.

21. Are counterpoise grounds required for padmounted equipment? **ANSWER:** No.

22. Is joint trenching of power, telephone and CATV allowed? **ANSWER:** Yes.

18. Ref. RFP Page 2-35 and 2-38, Statement of Work: The RFP lists various technical manuals to be used as design guidelines. From what source or agency can those documents be obtained?

ANSWER: Of the six manuals listed in the RFP, the Documents Information Room has three on hand (Technical Manuals 5-813-5 and 5-814-2, and Military Handbook 1008B). The other three are being pursued. The publisher for all six manuals is located in Denver and a phone number will be forthcoming.

19. General: We will need basic information on the existing utility systems. These items of information are not available in the RFP. Does the Base's Plan Room have information regarding sewage quantities at P.O.C., water tank elevation, water pressure, zone boundaries and gas pressure at P.O.C.? If not, where do we get it?

ANSWER: Please see Attachment 10 of the RFP. Additional information is provided in the Documents Information Room at Fort Carson. If interested in viewing information in the Documents Information Room, please contact MSgt Stafford at (719) 526-7574 or fax to (719) 526-8482 for an appointment. In most cases, copies of the documents included in this room are available for Contractor's removal for use in preparing proposals.

20. Amendment 0002, Attachment 12, page 12-11, paragraph 52.216-1 defines this contract to be a Services contract. Which wage rates are now applicable? Both services and construction (Davis-Bacon) wage rates are supplied in the RFP.

ANSWER: The majority of the work effort under the resultant contract will be services; however, construction is included also (new units and renovation/rehabilitation of existing units). In accordance with FAR Subpart 22.10—Service Contract Act of 1965, as Amended, service wage rates apply to service-oriented tasks, and in accordance with FAR Subpart 22.4—Labor Standards for Contracts Involving Construction, any construction efforts valued over \$2,000 under this Contract will require the enforcement of Davis-Bacon wage rates. Both Service and Construction wage rates are applicable, depending upon the task to be performed at the time. Any construction effort as that defined in FAR Subpart 22.4 – Labor Standards for Contracts Involving Construction, will require the use of the Davis-Bacon Wage rates. Any service effort as that defined in FAR Subpart 22.10 – Service Contract Act of 1965, as Amended, will require the use of the Service Contract wage rates.

21. Please explain more about how Attachment 7—Service Contract Act Wage Determination—is to be administered on this contract. Typically, Service Contract Act wage rates change annually. Further, typically, in service contracts, the proposer is instructed to base his proposal on the given RFP wage rates. Also, the proposer is instructed that all increases in Service Contract Act Wage rates in “out years” of the contract are to be reimbursed by the Government through contract modifications. Also, typically, the proposer is instructed not to project increases into the “out years” as the Government accepts that risk. We find that there are no instructions given with this Wage Determination. Our questions are as follows: Is this wage decision applicable for the entire term of the project—50 years or just one year, or for what number of years? **ANSWER:** The current applicable Service Contract Act wage determination is included in the RFP. Updates will be incorporated into the Contract by modification biennially on the anniversary of the award date. **QUESTION:** If future Wage Determinations are contemplated, how will increases in wages be funded? **ANSWER:** Funding of the wage determinations is the Offeror's responsibility. Keep in mind that this Contract is for \$0 and modifications will be processed to incorporate subsequent wage determinations and updates, the Government will not be responsible for reimbursement of increases in these wage determinations. In the same way the Contractor will be paid rent, strictly by the soldier's BAH, that will be the method of reimbursement for any work accomplished under this Contract. The Government accepts no risk for project increases due to wage determination increases. **QUESTION:** If future Wage Determinations are contemplated, how would we know how to predict these increases over such a long period of time? **ANSWER:** By estimating for the future years.

22. Amendment 0002 dropped the paragraph (formerly “b”) from page 1-3 that said, “The Offeror may vary the number of pages per volume; however, the total number of pages shall not

exceed 550 pages”. Are proposers now restricted to the maximum limits per volume shown in Table 1 with no ability to vary, as long as the overall count remains within 550?

ANSWER: That is correct.

23. Attachment 1, Exhibit A (7 pages) and Exhibit B (12 pages) are required if the loan guaranty is utilized. Are these pages counted within the 120-page limit of the Financial Plan?

ANSWER: No. This will be addressed in Amendment 0003, to be issued at a later date.

24. Attachment 2, page 2-6 (Amendment 0002) paragraph (2)*(d) states “Add carports/garages to company grade (O-1 through O-3 and W-1 through W-3) housing units.” This statement refers to existing housing and is a mandatory renovation. The “Existing Housing” matrix on page 2-10 indicates there are no housing units within the specified grade levels in the proposed housing structure. Are the units targeted for carports/garages the ones identified as grade O1-3/W1-3 on pages 2B-18 through 2B-20 of Attachment 2, Exhibit B?

ANSWER: Page 2-10 is the “PROPOSED HOUSING STRUCTURE—EXISTING HOUSING”. As stated on page 2-6, paragraph (2), (see Exhibit E for a listing of the 83 family housing units). The reference should be to Exhibit D. This will be corrected in Amendment 0003, to be issued at a later date.

25. In reviewing Amendment 0002, Attachment 1, page 1-25, section (1) Total Project Costs, it references “*See Attachment 1, Exhibit C, Statement of Development Sources and Uses of Funds Proforma...” This was not included in the Amendment. Will it be issued later through another Amendment?

ANSWER: No. The Exhibits to Attachment 1 were not changed from the original RFP. Please see the original RFP, Exhibit C.

26. Can permanent financing be deployed on units as they are completed (renovations of existing and/or construction of new)? If done, only the total income from the incomplete units would be placed in the construction escrow account, not the net operating income from the completed units. Is this acceptable?

ANSWER: The purpose of the construction escrow account is to assure that net operating income from the conveyed units is available to complete the required rehabilitation and new construction. As long as a contractor’s financial plan provides for the necessary funding to complete rehabilitation and new construction, sequential funding of the permanent loan is permissible under the following conditions:

1. Only one guaranteed loan is allowed;
2. The permanent loan must be fully committed to fund the entire amount necessary to complete construction, as shown under the sources and uses of funds in the contractor’s financial plan, at contract award; and
3. The funding plan for the permanent loan must be presented in the financial plan and adhered to during the construction period.